

PLANNING APPLICATION NUMBER:P09/0366

Type of approval sought	Full Planning Permission
Ward	WOLLASTON & STOURBRIDGE TOWN
Applicant	Mr Nigel Parker, Core Osteopathy Ltd
Location:	GARRATTS ANGLING, 2, HIGH STREET, WOLLASTON, STOURBRIDGE, DY8 4NH
Proposal	CHANGE OF USE FROM RETAIL (A1) TO OSTEOPATHIC PRACTICE (D1). (RE-SUBMISSION OF WITHDRAWN APPLICATION P09/0124)
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site is a corner plot set upon High Street and Bridgnorth Road occupying a plot of 42m². The property is within a block of 8 retail units which turn this corner and are set at the back edge of the pavement. The ground floor of the block are retail units with residential at the first floor. The application site is a vacant A1 retail unit, previously Garratts Angling and is set within Wollaston local centre and conservation area.
2. The application site is bound on both sides by retail units. To the east is an optician and to the north is a hairdresser.

PROPOSAL

3. This application seeks approval for a change of use from the existing A1 retail unit to an osteopathic practice (D1). There would be no elevational changes associated with the development.

HISTORY

4.

APPLICATION No.	PROPOSAL	DECISION	DATE
P09/0124	Change of use from retail (A1) to Osteopathic practice (D1)	Withdrawn	16/03/2009

PUBLIC CONSULTATION

5. Direct neighbour notification has been carried out to 22 neighbouring properties for comments by the 23rd April 2009. A site notice has also been posted for comments by the 28th April 2009. At the date of writing this report no objections have been received. Any letters of representations will be reported by way of a pre-committee note.

OTHER CONSULTATION

6. Group Engineer (Development) – No objection to the proposal.

RELEVANT PLANNING POLICY

7. Adopted UDP
- Policy CR1 Hierarchy of Town Centres and Regeneration
 - Policy CR5 Regeneration and Development of Centres
 - Policy DD4 Development in Residential Areas
 - DD6 Access and Infrastructure
 - Policy HE4 Conservation Areas

ASSESSMENT

8. Key issues:

- Vitality and viability of the local centre
- Impact on residential amenity
- Highway issues
- Impact on the conservation area
- Planning Obligations

Vitality and viability of the local centre

9. The proposed change of use would bring a vacant property back into active use. This would contribute to the vitality and viability of the local centre in which it is sited whilst providing a mix of uses within the local centre. The proposed change of use therefore complies with the requirements of Policy CR1 – Hierarchy of Centres of the adopted UDP (October 2005).

Impact on Residential Amenity

10. There are residential units to the first floor above the application site. The proposed use would not adversely affect these occupiers by way of increased disturbance as the associated intensity of the proposed use would not be greater than that of the existing use. In this regard the change of use would be in accordance with the requirements of Policy DD4 – Development in Residential Areas – Adopted UDP (October 2005).

Highway Issues

11. The application site is set within a sustainable town centre location. There is a car park associated with the site and public car park opposite for potential staff and customers to this proposed use. No objections have been received from the Group Engineer (Development). In this regard the proposed scheme is considered to be in

accordance with the requirements of Policy DD6 Access and Transport Infrastructure of the adopted UDP (October 2005).

Impact on the conservation area

12. The proposed change of use would preserve the character of the Conservation Area as there would be no elevation changes associated with the development. In this regard the proposed development complies with the requirements of Policy HE4 Conservation Areas of the adopted UDP (October 2005).

Planning Obligations

13. The proposed development has a requirement to provide off site contributions for the additional infrastructure identified in the Supplementary Planning Document – Planning Obligations. For this application off site contributions related to Transport Infrastructure Improvements would be:

- Transport Infrastructure Improvements - **£816.82**
- Management and monitoring charge - **£250**
- Administrative charge - **£400**

The applicant has been made aware of this requirement by way of a letter dated 7th April 2009. At the date of writing this report no response has been received. Subject to a written agreement from the application then the proposal would then comply with the requirements of Policy DD7 – Planning Obligations, of the Adopted UDP (October 2005) and Supplementary Planning Document – Planning Obligations (December 2007).

CONCLUSION

14. The proposed change of use would be of comparable intensity when compared to the existing established use and would add to the vitality and viability of the town centre whilst preserving the character of the conservation area. There would be no detrimental impact on residential amenity caused by the proposed development. The

proposal would therefore be compliant with the requirements of Policy DD4 - Development in Residential Areas, Policy CR1 – Hierarchy of Town Centres, Policy CR5 Regeneration and Policy HE4 Conservation Areas of the Adopted UDP (2005).

RECOMMENDATION

15. It is recommended that the application be approved subject to:
- a) The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision of an off site contribution towards, an off site contribution towards transport infrastructure improvements has been submitted to and agreed in writing by the Local Planning Authority.
 - b) No additional objection letters being received and therefore delegated powers to the Director of the Urban Environment to issue the decision.
 - c) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

Reason for Approval:

The proposed change of use would be of comparable intensity when compared to the existing established use and would add to the vitality and viability of the town centre whilst preserving the character of the conservation area. There would be no detrimental impact on residential amenity caused by the proposed development. The proposal would therefore be compliant with the requirements of Policy DD4 - Development in Residential Areas, Policy CR1 – Hierarchy of Town Centres, Policy CR5 Regeneration and Policy HE4 Conservation Areas of the Adopted UDP (2005).

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan and to all relevant material considerations including supplementary planning guidance.

The above is a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

Note for Applicant

The development hereby permitted shall be in accordance with the plans received and approved unless otherwise agreed in writing by the local planning authority.

Conditions and/or reasons:

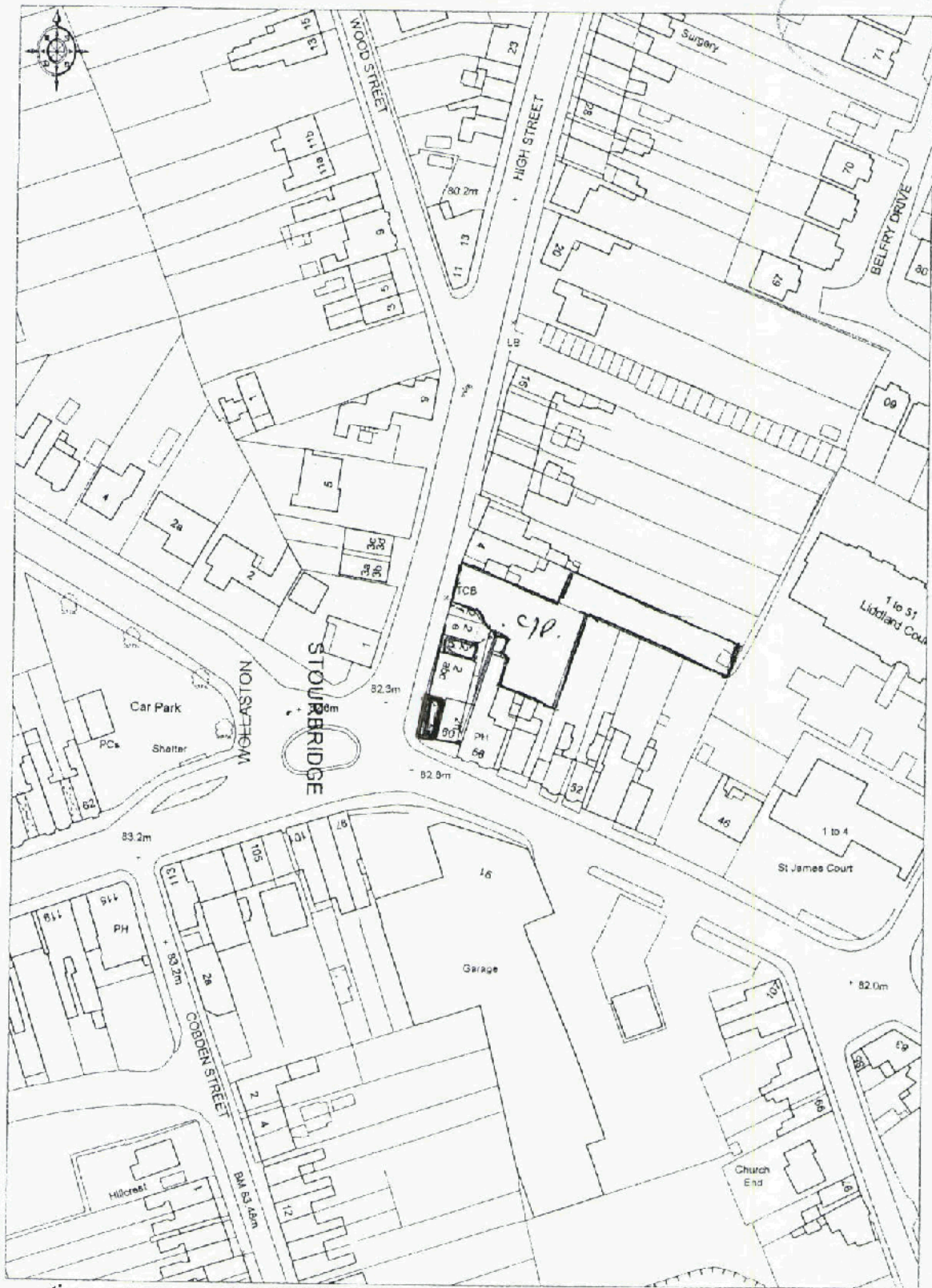
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development shall not begin until a scheme for the provision of:

- Off site Transport improvements

Has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the method, timing and arrangements to comply with the Council's policies for the provision of the infrastructure required in connection with the proposed development.

24/02/2004

Location Plan PO9/0366

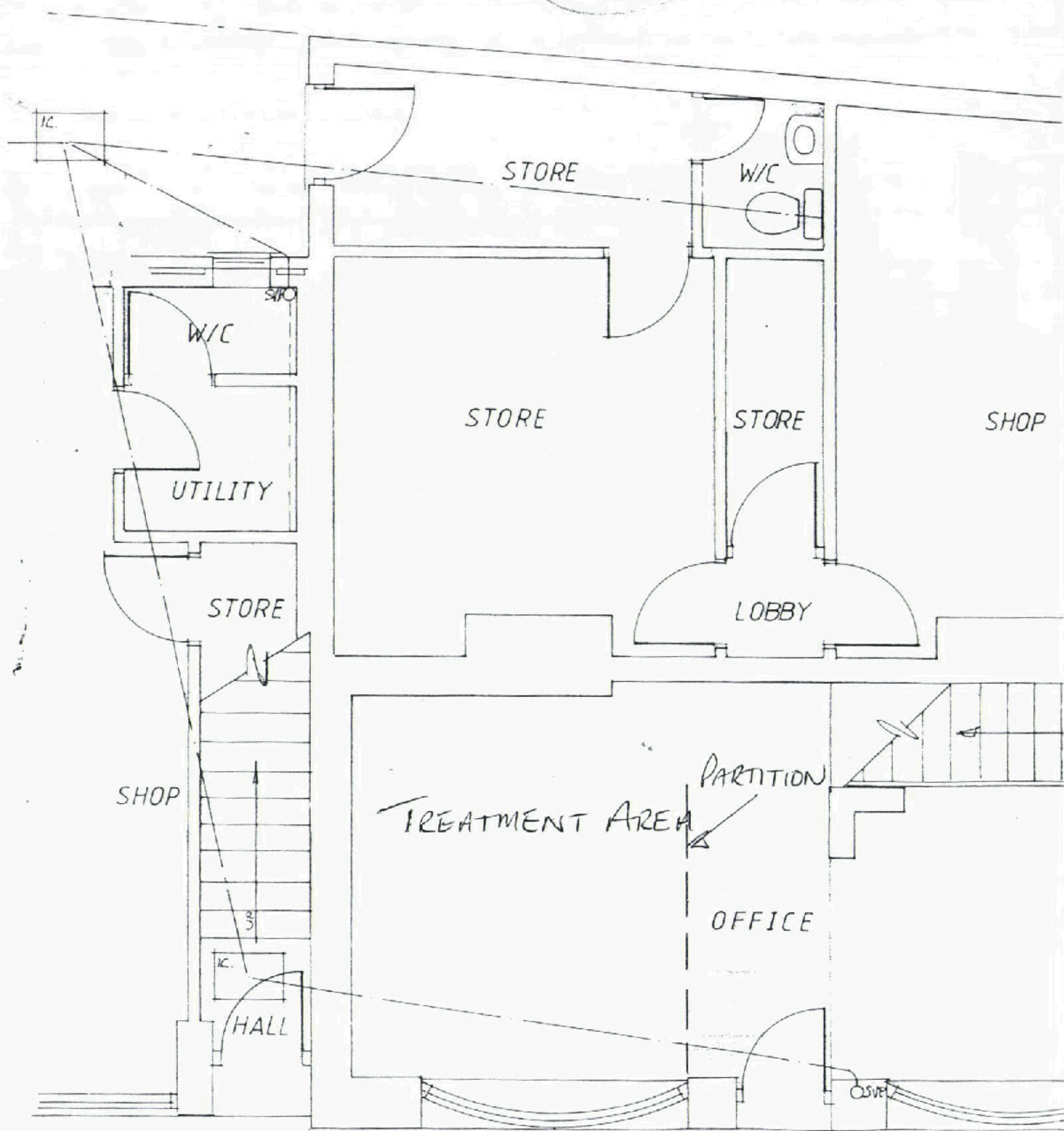


Ordnance Survey

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RECEIVED
24/11/2003

Grand floor plan P09/0366



EXISTING GROUND FLOOR